

***\*Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference. \****

The Board of Adjustment meeting will be accessible for online viewing at:  
<https://zoom.us/j/9616100275>

Or via phone at: [253-215-8782](tel:253-215-8782) with the following Meeting ID: [961 610 0275](https://zoom.us/j/9616100275)

***We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.***

**GUIDANCE FOR THE PUBLIC OBSERVING MEETING:**

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press **\*6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing **\*6**.

**REVISED 12/16/21**  
**Agenda**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**Wednesday, January 5, 2022, at 1:30 p.m.**

1. **Call to order.**

2. **A public hearing to consider each of the following;**

**APPEAL #20392** – Appeal filed by Finish Line Auto Motor, c/o Nyanna Robinson from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an used automobile sales, no repair with outside storage (existing business remains) at 5500 W. Florissant Ave, Unit B.

**WARD 27                      #AOP-7363-21                      ZONE: “F” – Neighborhood Commercial District**

**APPEAL #11502**–Appeal filed by Stepping Into The Light, c/o Jerome Bracely from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete interior and exterior alterations, for a social rehab facility with classes and counseling 1400 Hebert St.

**WARD 3                      #AB-561331-21                      ZONE: “D” – Multiple Family Dwelling District**  
**(continue from 9/1/21)**

**APPEAL #11567**–Appeal filed by Space, LLC, c/o Tom Niemeier from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a commercial restaurant building (zoning only) at 4014 Chouteau Ave.

**WARD 17                      #AB-565361-21                      ZONE: “G” – Local Commercial and Office District,  
and FPSE-FBC – “B2” District**

**APPEAL #11569** – Appeal filed by Eric Moore from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior alterations to convert space into a main office, manufacturing, and storage space at 1001 Russell Blvd.

**WARD 7                      #AB-565782-21                      ZONE: “D” – Multiple-Family Dwelling District**

**APPEAL #11565 RH** – Appeal filed by Dutchtown Market, LLC., from the determination of the Board of Public Service in the revocation of a conditional use permit with conditions to operate a convenience store, with cooking and full packaged liquor at 2821 Meramec.

**WARD 20    #AOP-4671-19/#BPS-128269    ZONE: “F” – Neighborhood Commercial District**

**(BPS Hearing 9/14/21)**

3. **Deliberations on the above hearings.**

4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;

**A.** Proceedings involving legal actions, causes of action or litigation or confidential or privileged communications with attorneys as provided by Section 610.021(1) RSMo.

5. **Approval of Written decisions, Findings of Fact and Conclusion of Law from hearings and Deliberations held on December 22, 2021.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff  
Mary Hart Burton, Zoning Administrator  
Randall Mourning, Building Commissioner's Office  
Ed Ware, Building Inspection Section  
Jared Boyd, Mayor's Office  
City Counselor  
Dan Isom, Director of Public Safety  
Otis Williams, SLDC  
Essence Owens, NSO7  
Dale Ruthsatz, SLDC  
Patrick Brown, Multigraph  
Cecilia Dvorak, PDA  
Sherran White, Building Inspection Section  
Brian Alcaraz, Building Inspection Section  
Chris Schlumm, Building Inspection Section  
Rob Orr, SLDC  
Cornita Robinson  
Russell Halliday  
Project Connect  
Register, Room 118

Via Email with Attachments:

Tracy Billups  
Debra Aaron

Via Hard Copy only:

Court Reporter

Via Hard Copy with Attachments:

Mary Hart Burton, Zoning Administrator  
City Counselor  
Board Members

Via Hand Delivery:

Post